

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
January 28, 1992

Ms. Helen Hamilton Pfaeffle
215 Ingleside Avenue
Catonsville, MD 21228

RE: Item No. 292, Case No. 92-267-A
Petitioner: Helen Hamilton Pfaeffle
Petition for Administrative Variance

Dear Ms. Pfaeffle:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: January 28, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

Your petition has been received and accepted for filing this
7th day of January, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Helen Hamilton Pfaeffle, et al
Petitioner's Attorney:

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(301) 887-4500
JANUARY 15, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HELEN HAMILTON PFAEFFLE AND
MARGARET HAMILTON

Location: #215 INGLESIDE AVENUE

Item No.: 282 Zoning Agenda: JANUARY 21, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George L. Bishop* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JF/REK

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 28, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 21, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 282 and 283.

For Item 284, a County Review Group Meeting will be required.

For Items 287 and 288, the previous County Review Group Comments still remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Feb 10 92-267-A

BALTIMORE COUNTY, MARYLAND
Zoning Administration and Development Management

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: Pfaeffle/Hamilton Property, Item No. 282

In reference to the Petitioner's request, staff offers the following comments:

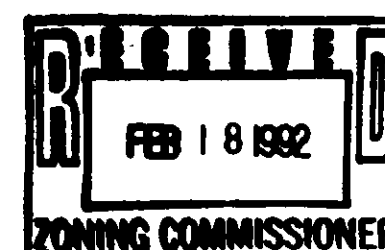
Staff supports the applicants request provided that the side yard setback for the proposed garage is increased to 12 ft in lieu of 3 ft as indicated on the plat accompanying the Petition.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GLK/JL:rdn
ITEM282/TXTROZ



92-267-A 282

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: February 6, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 21, 1992

This office has no comments for item numbers 282, 283 and 287.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

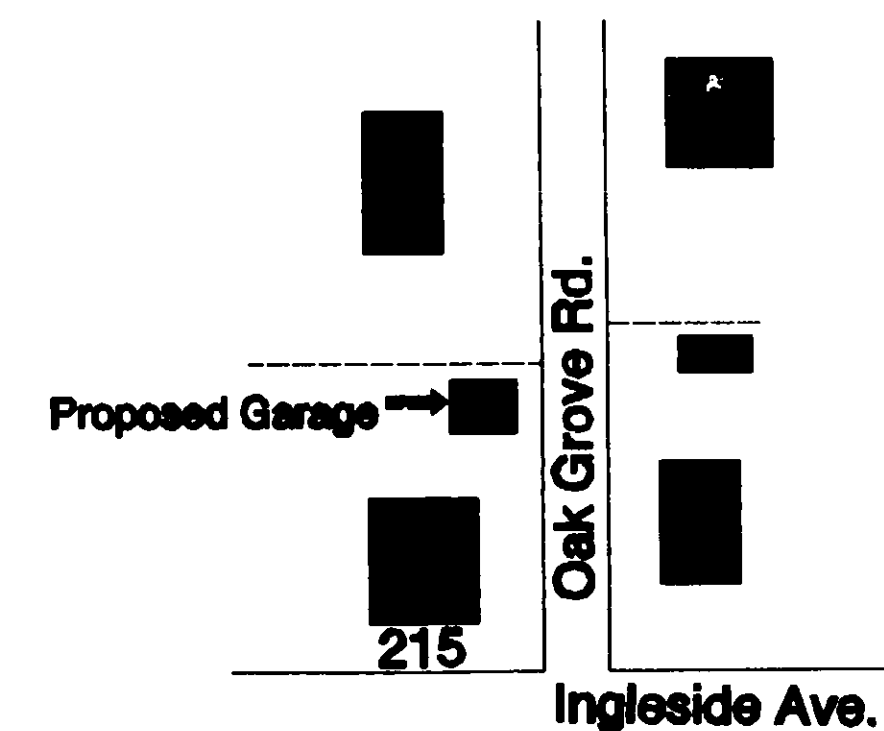
NO. 282

GARAGE CONSENT

92-267-A

On January 20, 1992, I *George L. Bishop* of *4* Oak Grove Rd. spoke with Michael Pfaeffle of 215 Ingleside, about his wish to build a garage at the back corner of his property. After reviewing the proposed location (setbacks) and general design, I approve of his plans. I have no objections to his desire to build the garage.

George L. Bishop
Signature



Garage design: dimensions - 17'W x 21'D x 13'H
exterior - vinyl./alum. siding
close to matching existing house design
setbacks - 4' in from Oak Grove property line and 3' in from back property line
style - gable roof design

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 215 INGLESDALE AVE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Plan Book 221, Volume 12, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: Heidi H. Pfeiffer

Beginning point at intersection of OAK GROVE AVE. and INGLESDALE AVE.

EXISTING HOUSE

PROPOSED GARAGE

EXISTING HOUSE

OPEN PORCH

Back yard fenced in by Post & Rail style privacy fence

North

date: 5 Jan 92

prepared by: MICHAEL PFAFFLE

Scale of Drawing: 1" = 20'

92-267-A

LOCATION INFORMATION

Councilmanic District: 1

Election District: 1

1"=200' scale maps: SW-2 F

Zoning: DR 5.5

Lot size: 2220 9975 ft²
square feet

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JP ITEM #: 282 CASE#: 92-267A

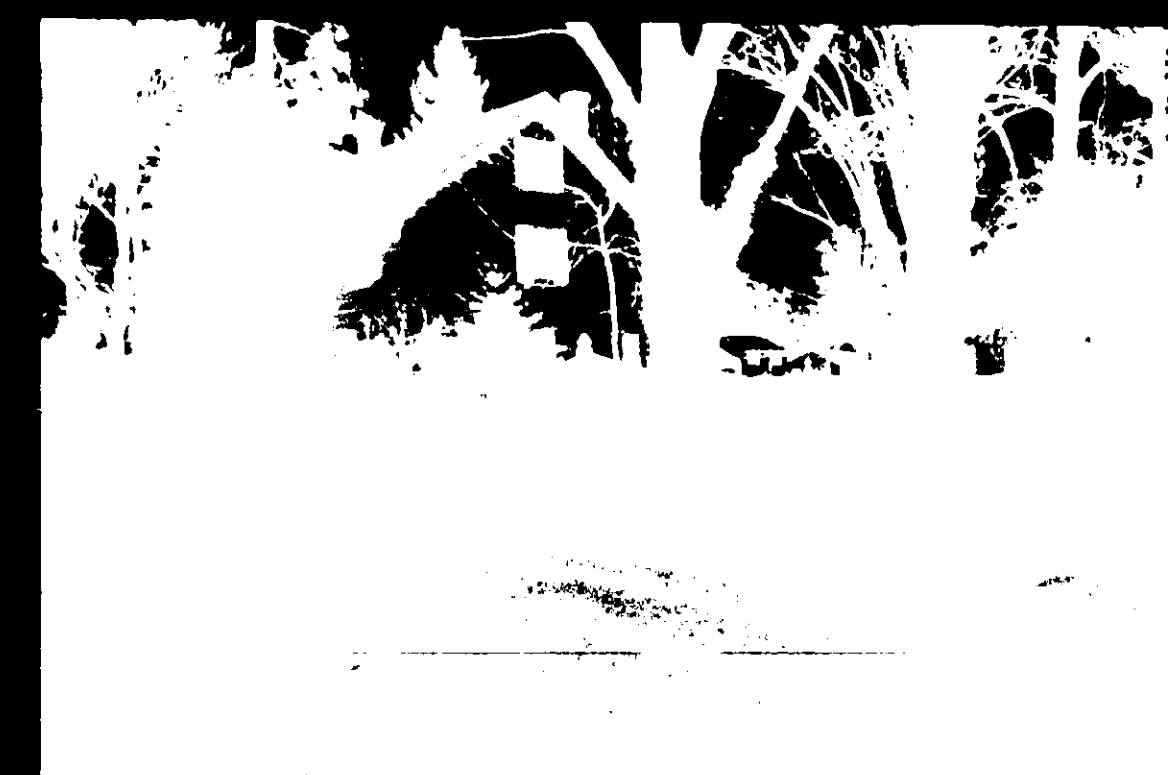
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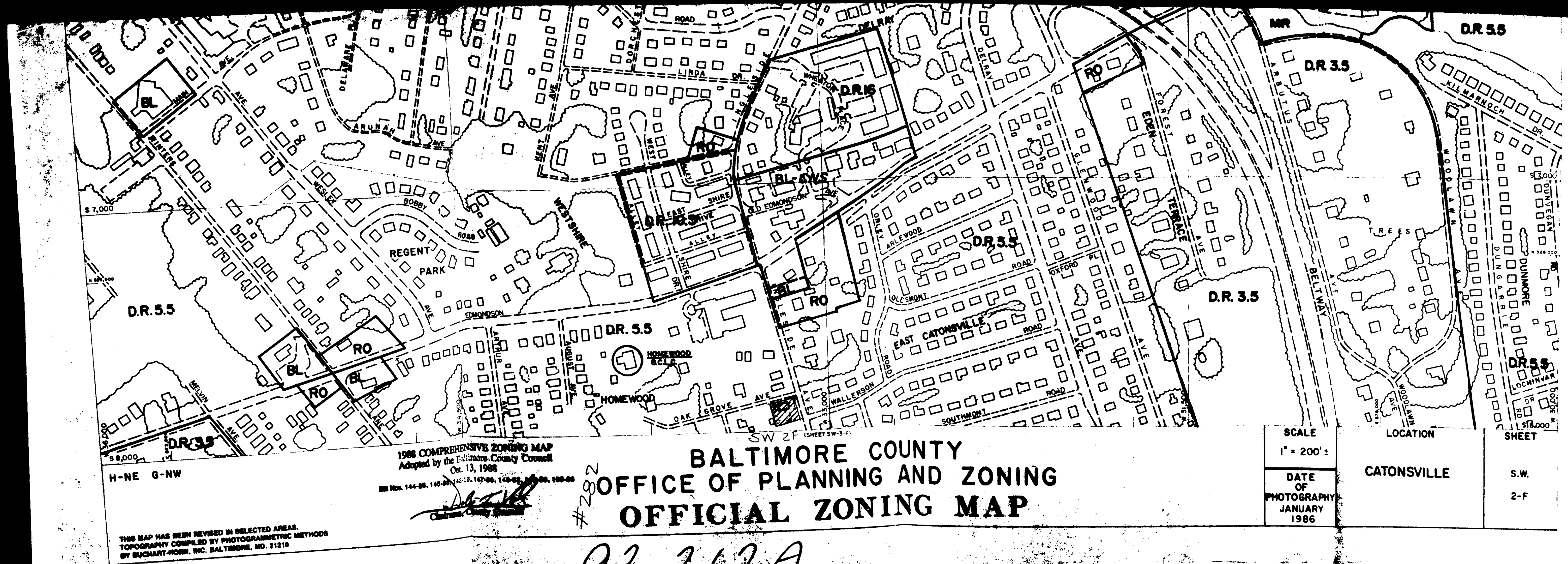


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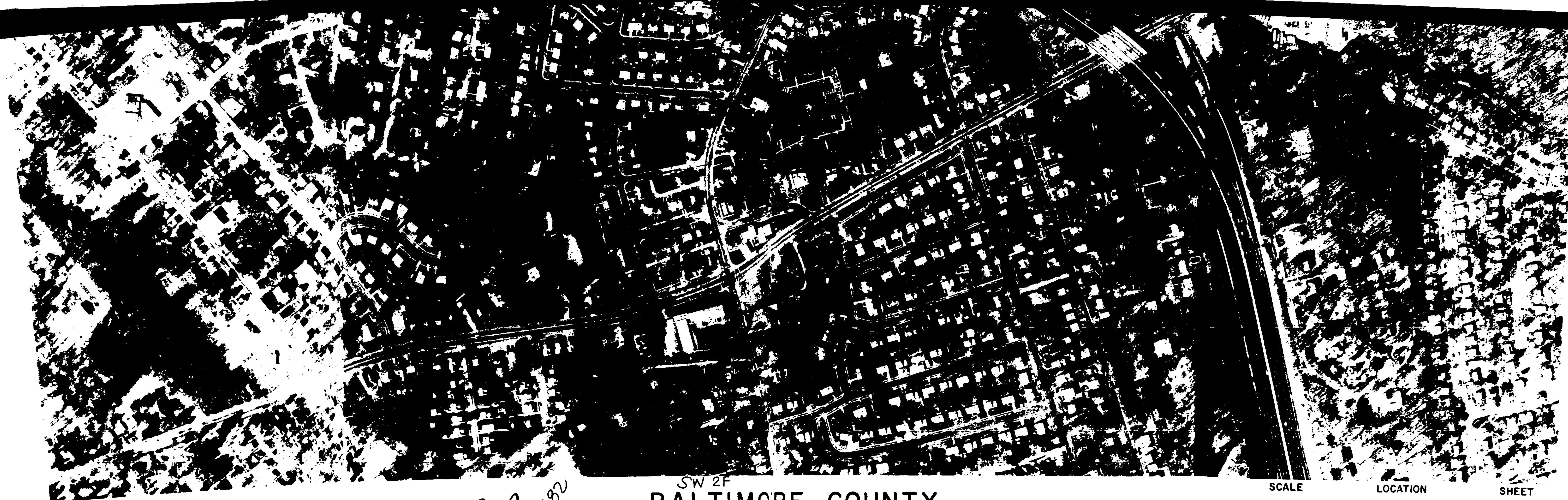


92-267-A





92-267A



92-267A #282

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

| | | |
|-------------------------------------|-------------------------|----------------------|
| SCALE 1" = 200' ± | LOCATION CATONSVILLE | SHEET S.W. 2-F |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |